

Esser Glass Redevelopment

Request for Proposal Process

Washington Park Partners Housing Committee
Redevelopment Authority of the City of Milwaukee

December 5, 2011

City/RACM Sale Principles

- Public property available to the public
- Fair and consistent process
- Public asset and public wants review
- Balance City-wide goals and neighborhood concerns
- Public expectations different from the private market
- Don't sell on speculation: Performance required

Public Goals

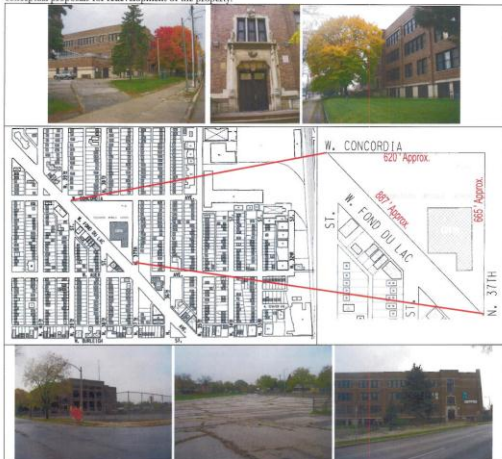
- Revitalize the City and Neighborhoods
- Eliminate Blighting Properties/Fill Gaps
- Expand City Tax Base & Increase Revenues
- Expand Housing Choices
- Promote Quality and Design – Building and Site
- Remediate Brownfields/Protect Public Health
- Increase EBE & RPP Participation
- Create and Retain Jobs
- Protect Historic Assets

RFP – When? Why?

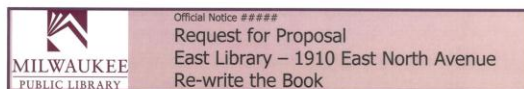
- Major Project
- Market Demand
- Greater Exposure



Milwaukee Public Schools (MPS) in conjunction with the City of Milwaukee Department of City Development (DCD) is seeking proposals to redevelop the former Jackie Robinson Middle School at 3245 North 37th Street. The property, bounded by Fond du Lac Avenue, West Concordia and North 37th Street, may lend itself to conversion to affordable housing through use of affordable housing tax credits administered by WHEDA. To meet WHEDA's application timetable, MPS is requesting conceptual proposals for redevelopment of the property.

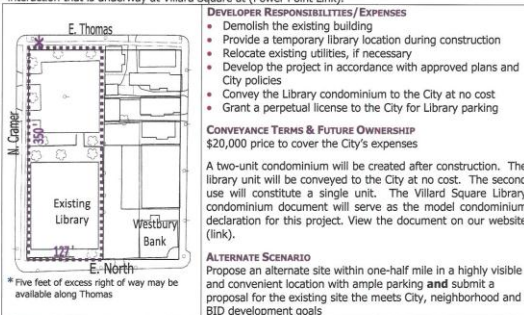


ASKING PRICE:
\$600,000 plus a commitment to redevelop the property according to design criteria and approved plans. No brokerage fees will be paid. The property will be sold "as is and where is."



Share your vision for Milwaukee's East Library to bring it into the 21st Century in a new and larger development to complement the vibrant and eclectic East Side. The property will be available at minimal cost to a developer in exchange for replacing the East Library in "gray box" condition in the new building and the current site (or an alternate location within one-half mile under certain conditions)

MILWAUKEE PUBLIC LIBRARY'S GOAL
The Milwaukee Public Library is rethinking the public library's role in the community, in function, design and location. The new Villard Square Branch Library, under construction at Villard Square Grandfamily Housing, is a premier example of new library design in a mixed-use facility servicing the community's housing and information needs. New library design should be inspirational to create a vibrant naturally lit environment that inspires lifelong learning. View MPL's vision for future library design and community interaction that is underway at Villard Square at (Power Point Link).



PROPERTY
44,450 SF – 127 feet by 350 feet
Zoned LB2, Local Business / (<http://www.mkedcd.org/czo/index.asp>)
Note: Westbury Bank site is not included in the RFP process.
Submittals must be restricted to the City-owned property.

AVAILABLE REPORTS

- Phase I environmental site assessment
- Asbestos information
- Property survey
- Title commitment
- Site and floor plans of existing library to help estimate demolition costs



Do you want to be part of the SOHI Mainstreet District? If so, the Redevelopment Authority of the City of Milwaukee (RACM) and the SOHI Mainstreet District want your proposal to purchase and redevelop the commercial building at 2622-26 West State Street – a prominent site in SOHI. Check out the SOHI happenings at <http://www.wisconsinhives.org/someditablemap.htm>. You'll also be a part of the Avenues West Business Improvement District and the Avenues West Neighborhood Plan with great proximity to Historic Concordia. More neighborhood information is available at: <http://www.mkedcd.org/purchasingpower/pdfs/53233.pdf> Avenues West Project Boundary



ASKING PRICE
\$20,000 plus a commitment to renovate the building and improve the site to RACM's Rehabilitation Standards. No brokerage fees will be paid. The property will be sold "as is and where is."

PROPERTY
The one-story masonry building – constructed in 1924 – has 3,500 SF of gross area. The building's original configuration had three storefronts, but was remodeled into two sections. The storefront requires significant restoration, the lot needs attractive landscaping and the parking lot requires reconstruction. All work must be according to our Rehabilitation Standards to ensure appropriate redevelopment.

RFP Formulation

Establish Clear Project Objectives /Development Goals

PROPERTY-USE-&-DEVELOPMENT-GOALS¶

The property lends itself to residential or commercial conversion. "Demolition / deconstruction and redevelopment is possible if the new building is a well-designed and conforms to the City's Urban Design standards."¶

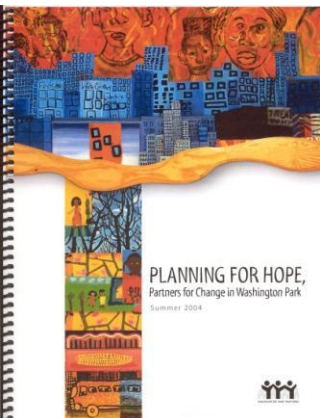
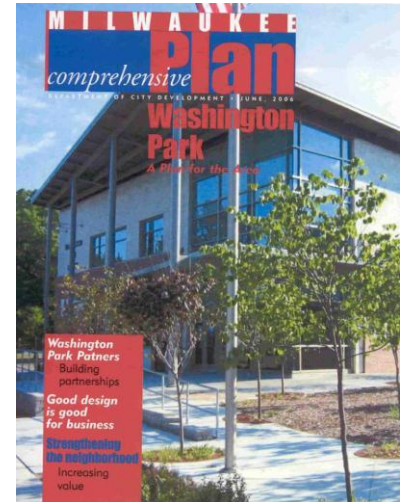
Proposed redevelopment must:¶

- Expand housing opportunities in the City through conversion to multi-family housing. "Adding single-family or townhouse units along Concordia is desirable."¶
- Expand employment if a commercial redevelopment is proposed.¶
- Add greenspace through removal of excess paving and provision of vegetable and/or rain gardens.¶
- Improve the perimeter appearance by replacing the existing chain link fencing with decorative metal fencing and/or attractive landscaping.¶
- Increase the City's tax base. "The project must be fully taxable."¶
- Meet the City's EBE policies and MPS Workforce Goals.¶

COMMUNITY-DEVELOPMENT-GOALS¶

The community spoke at a neighborhood meeting and provided these development goals:¶

- Inspirational design, a signature building.¶
- Quality materials -- such as high-quality masonry.¶
- Articulated façades; no blank or flat walls.¶
- Highly visible library space on North Avenue --- to pedestrians and vehicles alike.¶
- Secondary use that adds to the economic vitality to the neighborhood and Business District.¶
- Community open/green space.¶
- Sustainable construction/recycled materials.¶



PROPERTY REDEVELOPMENT

Building rehabilitation and new site improvements must meet the attached Rehabilitation Criteria and specifically must:

- Restore the original façade by rebuilding the bulkhead and installing clear storefront windows and doors
 - Install ornamental fencing along State and 27th Streets
 - Attractively landscape the site along street frontages and the parking lot
 - Provide at least one sustainable or "green" element in the building renovation or site improvements
- Demolition and redevelopment may be considered depending on the proposed uses and building design.



RFP Formulation

Develop Review Criteria that Match These Priorities

REVIEW & SELECTION

The following criteria will be used by MPS and DCD staff to review the proposals:

- Offering Price
- Contribution/impact to the neighborhood
- Quality and attractiveness of the renovations and site improvements
- Expertise and experience of the development team with special emphasis on tax-credit and rehabilitation experience
- Financial capacity of the buyer
- Soundness of the budget and financing strategy
- Tax base to be generated
- Compliance with EBE and MPS Workforce goals
- Extent of sustainable or green elements

Finalists may be interviewed before the proposal is pr

REVIEW & SELECTION PROCESS / PRELIMINARY TIMELINE

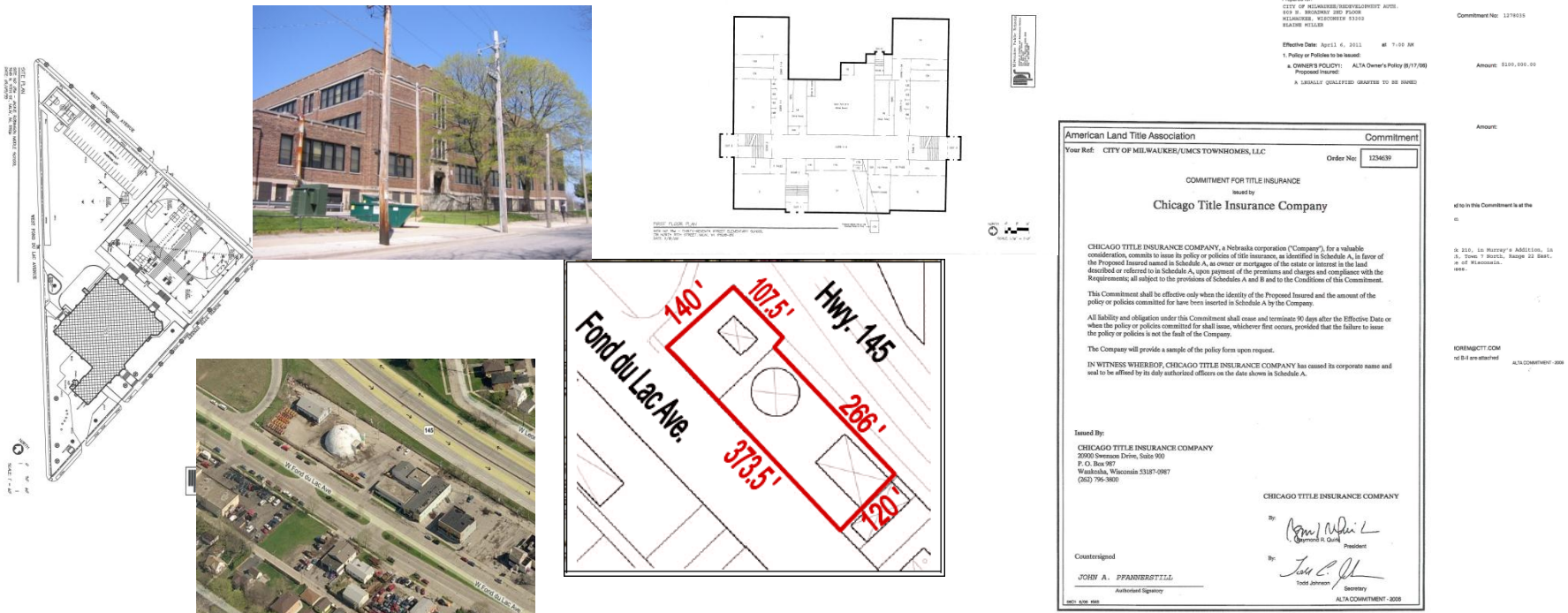
Proposals will be scored for conformity to MPL's Development Requirements, Community Development Goals and General Design Considerations as outlined in this RFP. A multi-stage review -- with opportunity for public feedback -- will be used.

- Public display of conceptual proposals at the East Library with on-line and written surveys for comment and rankings in late August.
- Initial screenings by an Advisory Panel consisting of the Milwaukee Public Library Director, Department of City Development staff, a UWM School of Architecture and Urban Planning representative, the East Side BID Executive Director and a community member. The panel may seek clarification through interviews or questions to the submitters.
- The Advisory Panel will select the two to three conceptual proposals in late September that best meet the RFP requirements for refinement. These developers will be asked to prepare architectural plans and submit team qualifications, costs estimates, financing strategy and project timeline for additional scrutiny. See Finalist Submittal Requirements link for more information.
- Final proposals will be displayed at the East Library in late October for community input and ranking through on-line and written surveys.
- Finalists will present their proposals to Library's Building Committee in early November. Questions and comments will be taken from Committee members and the public.
- The Library Board in late November will select the proposal that meets the needs of the Library and City.

RFP Elements

Assemble property information and potential issues

- Accurate property information – lot size, buildable area & use breakout and other physical attributes
- Obtain survey, topographical map, title, etc.

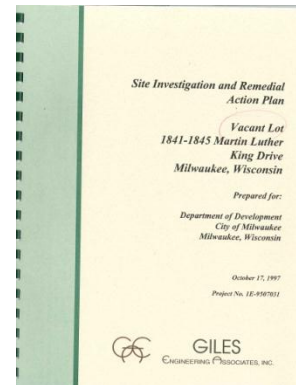
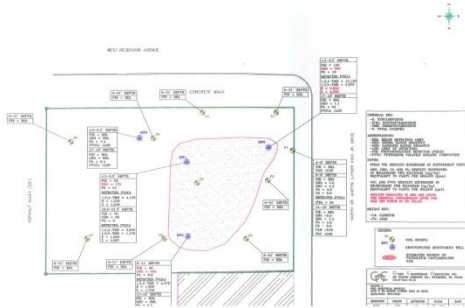


Esser Glass Redevelopment

RFP Elements

Assemble property information and potential issues

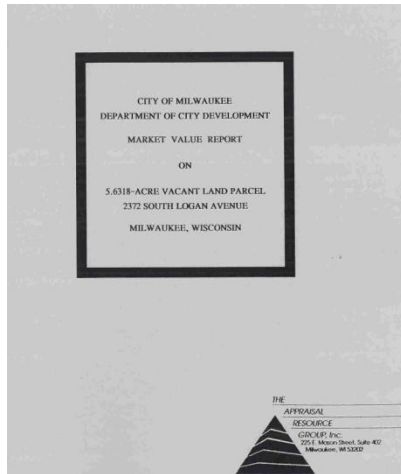
➤ Prepare Phase II environmental report



➤ Disclose any other adverse conditions

RFP Elements

- Establish price



The NICHOLSON GROUP LLC

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#	Location	Grantor/ Grantee	Date	Size Acres	Zoning	Sale Price \$	\$/Acre
1	4220 N. 35th Street	Center Marketing Company Hopkins Development Group	Feb-06	1.561	IH, Industrial	\$60,000	\$38,437
2	3020 W. Congress St	Eaton Corporation City of Milwaukee	Sep-08	4.210	IH, Industrial	\$126,000	\$29,929
3	6300 W. Mill Rd	Milwaukee Economic Development Cintas Corp.	Nov-06	5.776	IL1, Industrial	\$366,600	\$63,470
4	11100 W. Heather Ave	Towne Granville LLC James Lutebach	Jul-08	4.903	IL1, Industrial	\$306,500	\$62,513
5	11300 W. Heather Ave	Towne Granville LLC Kohl's Department Store Inc.	Mar-07				
6	5300 W. Good Hope Rd	Friendco Inc In-Out LLC	Jan-07				
7	8730 W. Port Ave	Milwaukee Economic Development Montana Family Properties LLC	Nov-06				
8	6600 W. Calumet Rd	BDL Partnership Trakloe Midwest LLC	Jan-06				

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Small Commercial Sales

Year	Build	Address	Use Type	Sale Price	Price/Sq Ft
1973	33443	1875 S. 18th St	Bank, Savings & Loan	1750000	\$ 52.33
1982	6370	7370 W. Capitol Dr	Day Care Center	130000	48.67
1982	5549	12117 S. 18th St	Day Care Center	170000	30.44
1989	3355	6000 W. 19th St	Day Care Center	320000	96.87
1999	20833	23327 S. 18th St	Medical Clinic	200000	129.36
1999	8082	23665 S. 27th St	Medical Clinic	475000	58.77
1999	7170	14400 W. 19th St	Medical Clinic	525000	73.22
1999	6330	30800 S. 27th St	Medical Clinic	500000	76.57
1999	4275	10997 S. 27th St	Medical Clinic	250000	59.65
1999	3972	10670 S. 27th St	Medical Clinic	500000	125.48
1999	3900	14800 S. 27th St	Medical Clinic	220000	72.13
1999	2401	6284 S. 27th St	Medical Clinic	15100	6.28
1999	1888	4013 S. 27th St	Medical Clinic	125000	66.28
1999	3190	5370 S. 27th St	Medical Clinic	135000	79.88
1999	7711	1805 S. 27th St	Office Building - 1 Story	30000	18.81
1999	6890	5160 S. 27th St	Office Building - 1 Story	31000	44.73
1999	4275	20957 S. 27th St	Office Building - 1 Story	39000	92.23
1999	3700	7900 S. 27th St	Office Building - 1 Story	55000	148.05
1999	2476	8951 S. 27th St	Office Building - 1 Story	144000	58.35
1999	2366	4802 S. 27th St	Office Building - 1 Story	129000	57.33
1999	1325	6452 S. 27th St	Office Building - 1 Story	48000	24.94
1999	40040	13113 S. 27th St	Service Building	174500	44.52
1999	13706	6169 S. 27th St	Service Building	48000	49.88
1999	13706	6169 S. 27th St	Service Building	48000	49.88
1999	9075	14000 S. 27th St	Service Building	180000	71.49
1999	4965	7140 S. 27th St	Service Building	24000	48.34
1999	2955	3420 S. 27th St	Service Building	9500	31.15
1999	2073	6000 S. 27th St	Service Building	15000	7.24
1999	2310	5080 S. 27th St	Service Building	19000	75.70
1999	2969	5520 S. 27th St	Service Building	17400	58.61
2008	14042	13224 S. 27th St	Store Building - Multiple Tenants	506500	148.14
2008	13820	25512 S. 27th St	Store Building - Single Tenant, 1 Story	38000	27.90
2008	9764	184 S. 27th St	Store Building - Single Tenant, 1 Story	48000	50.08
2008	8807	6000 S. 27th St	Store Building - Single Tenant, 1 Story	43000	50.41
2008	6736	25200 S. 27th St	Store Building - Single Tenant, 1 Story	180000	268.14
2008	5116	17400 S. 27th St	Store Building - Single Tenant, 1 Story	38000	109.20
1997	3605	6812 S. 27th St	Store Building - Single Tenant, 1 Story	60000	15.64
1993	3220	4907 S. 27th St	Store Building - Single Tenant, 1 Story	85000	25.60
1980	7913	238 S. 27th St	Store Building - Single Tenant, 1 Story	16000	16.07
1971	2946	6000 S. 27th St	Store Building - Single Tenant, 1 Story	32000	124.71
1972	2177	1212 S. 27th St	Store Building - Single Tenant, 1 Story	23000	105.19
1948	1990	11184 S. 27th St	Store Building & Apts	95000	47.74
1936	1183	3600 S. 27th St	Store Building - Single Tenant, 1 Story	11000	9.30
1895	1144	4820 S. 27th St	Store Building - Single Tenant, 1 Story	5000	43.71
1960	12270	43929 S. 27th St	Super Market	550000	44.82
1917	8504	38908 S. 27th St	Warehouse/Store	180000	22.21
1953	2738	9600 S. 27th St	Car wash	75000	27.39

Real

Esser

RFP Elements

- Preferred use (office, retail, industrial, residential) as well as financial considerations – i.e. market vs. subsidized
- Prohibited uses (tax exempt, taverns, etc.)

PROPERTY USE

RACM and SOHI are seeking a commercial use that

- Positively impacts the SOHI District and the surrounding Avenues West and Historic Concordia neighborhoods
- Preferably is pedestrian oriented, rather than a major traffic generator
- Creates or retain jobs – particularly, jobs that pay family-supporting wages
- Increases the City tax base
- Is fully taxable

Uses are subject to the current zoning – LB2/Local Business. Check the City's zoning code more specific uses and development requirements at www.mikedcd.org/czo.

Prohibited uses include: All tax-exempt uses, day care centers, churches and social service facilities, pawn shops, service station, convenience store, liquor store, cigarette or cigar shop, gun shop, payday or auto-title loan store and tavern (unless food service is the major component)

PROPERTY RENOVATION AND USE

The building must be renovated for a entertainment venue or retail use for African American culture such as:

- Jazz Club or Rhythm and Blues Venue
- Ethnic Restaurant/Cabaret
- Art gallery
- Book or music store

RFP Elements

➤ Identify community resource/participant



Riverwest – a vibrant and eclectic Milwaukee neighborhood – has a key corner parcel ready for development. The Redevelopment Authority of the City of Milwaukee (RACM) is seeking proposals for the purchase of the lot at 821-33 East Locust Street that is currently used as a community park and seasonal farmers' market. We are looking for a project that contributes to the Riverwest commercial district and residential community.

PROPERTY USE & DEVELOPMENT GOALS

RACM is seeking a project that:

- Provides year-round use that positively impacts the Riverwest business and residential community.
- Incorporates community open space that accommodates the seasonal farmer's market and is publically accessible during daylight hours.
- Adheres to the RFP Design Criteria (see website/link) and the City's zoning and building codes.

RFP Elements

- Establish design criteria
- Encourage job creation
- Contribute to tax base
- Require financial viability
- Seek experienced development team
- Encourage EBE / resident participation
- Obtain viable schedule



All proposals and architectural plans submitted in response to the Request for Proposal will be evaluated in part according to the following criteria:

1. PUBLIC OPEN SPACE/FARMERS' MARKET - Usable public outdoor space for a farmers' market must be included in the project on the ground level. The area should be planned and designed for compatibility with continued operation of a seasonal farmers market. A public access easement may be required to ensure access during daylight hours.
2. DESIGN CHARACTER - The building and site characteristics should fit the established urban character of Riverwest in terms of building proportions, storefront design, roof design, etc. The building design can incorporate innovative and forward thinking architectural elements if complementary to the Riverwest neighborhood.
3. OPEN AREAS - Site improvements must complement building design and should incorporate environmental sustainability. Site improvements must complement the neighborhood context in terms of quality lighting, fence design, landscaping, refuse container screening and site drainage.
4. BUILDING MATERIALS - High quality materials must be used for the facade - brick, stone, wood, and appropriate metals. Materials such as vinyl siding, utility block, and simulated stucco (g, f, g) are discouraged.
5. LOT COVERAGE - Maximum coverage is 2/3's of the site unless a unique and well-planned and well-programmed public open space is incorporated in the building. Minimum coverage is 1/3 of the site. Underground structures such as parking or basement do not count toward lot coverage.
6. ORIENTATION - The building and open spaces should be oriented toward and clearly address the primary street - Locust. A Locust entrance door is required by the zoning code. The Bremen facade should also be addressed, but not to the extent as is required on Locust.

RFP Elements

City/RACM Policies

- No tax delinquency or other legal issues
- EBE, RPP and other human resources goals
- Zoning changes and Board of Zoning Appeals approval
- Lobbying prohibitions

RFP Elements

Final RFP & review form shared with:

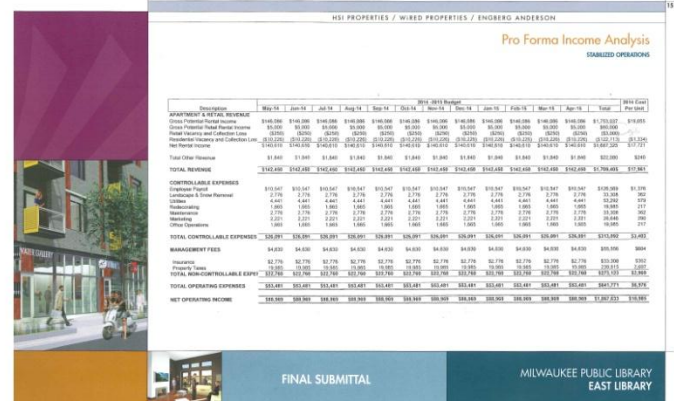
- Elected official
- Community participants
- Other stakeholders

RFP Submission

➤ Proposal Summary/Public Disclosure Statement (Mandatory; includes price, developer, budget and schedule)

<div style="display: flex; align-items: center;"> <div> REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE PROPOSAL SUMMARY & PUBLIC DISCLOSURE STATEMENT </div> </div> <p style="font-size: small; margin-top: 10px;">This form must be completed by parties buying or leasing property from the Redevelopment Authority. Attach additional information as needed or as required in an RFP. If you attach confidential material, clearly identify if the attachments are proprietary.</p> <div style="border: 1px solid black; padding: 2px; margin-top: 10px;">PROPERTY</div> <div style="border: 1px solid black; padding: 2px; margin-top: 10px;">OFFER INFORMATION</div> <p>Offer Price: \$_____</p> <p>Contingencies: _____</p> <p>Is the offer being submitted by a licensed broker? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Broker Name: _____ Telephone: _____</p> <p>Firm: _____ Address: _____</p> <p>Brokerage fee paid as outlined in the RFP and only if a broker submits the initial offer.</p> <div style="border: 1px solid black; padding: 2px; margin-top: 10px;">BUYER IDENTIFICATION</div> <p>Legal Name: _____</p> <p>Mailing Address: _____</p> <p>Primary Contact: _____ Telephone: _____</p> <p>Email: _____ FAX: _____</p> <p>Buyer Attorney: _____</p> <p>Legal Entity: <input type="checkbox"/> Individual(s) <input type="checkbox"/> Multiple Identify <input type="checkbox"/> Joint Tenants <input type="checkbox"/> Tenants in Common <input type="checkbox"/> Corporation <input type="checkbox"/> LLC <input type="checkbox"/> Partnership <input type="checkbox"/> Other</p> <p>If not a Wisconsin corporation/partnership, state where organized: _____</p> <p>Will new entity be created for ownership? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <table border="1" style="width: 100%; font-size: x-small; border-collapse: collapse;"> <thead> <tr> <th>Name</th> <th>Address</th> <th>Title</th> <th>Interest</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> <p style="font-size: x-small; margin-top: 10px;">Attach a list of properties in the City of Milwaukee in which buyer has an ownership interest either as individual or as part of a corporation/partnership.</p>	Name	Address	Title	Interest																	<div style="border: 1px solid black; padding: 2px; margin-bottom: 10px;">PROJECT DESCRIPTION</div> <p>Describe project/proposed use: _____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Property Summary: Building Area _____ SF # Stories _____ Basement <input type="checkbox"/> Yes <input type="checkbox"/> No Land Area _____ SF # Units _____ # Parking Spaces _____</p> <p>How will storm water be managed? _____</p> <p>Will project incorporate any "sustainable" concepts? _____</p> <p>Will development include private land? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Address: _____</p> <p>Owner occupied business or residence? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>For income property, estimated sale or rental range: _____</p> <p>Will a zoning change be requested? _____</p> <p>Identify other approvals, permits or licenses (i.e. BOZA, Health Department, etc.) _____</p> <p>Discuss neighborhood impact/support _____</p> <div style="border: 1px solid black; padding: 2px; margin-top: 10px;">DEVELOPMENT TEAM</div> <p>Developer: _____</p> <p>Community Partners: _____</p> <p>Architect: _____</p> <p>Surveyor: _____</p> <p>Contractor: _____</p> <p>Sales Agent/Property Manager: _____</p> <p>Other Members: _____</p> <p>Describe team expertise and experience: _____</p> <p>Other team projects: _____</p> <p>Estimated Emerging Business Enterprise (EBE) Use: _____ % of total budget or \$ _____</p> <p>Potential contractors (name and/or type): _____</p>
Name	Address	Title	Interest																		

- Preliminary architectural plans
- Detailed Scope of Work
- Construction Cost Estimate
- Operating Pro Forma
- Project Schedule



Proposal Acceptance & Review Procedures

Role of Project Manager

- Accept submitted proposals from Bid Desk
- Identify “responsive” submissions
- Notify Commissioner and Alderman

Review Process

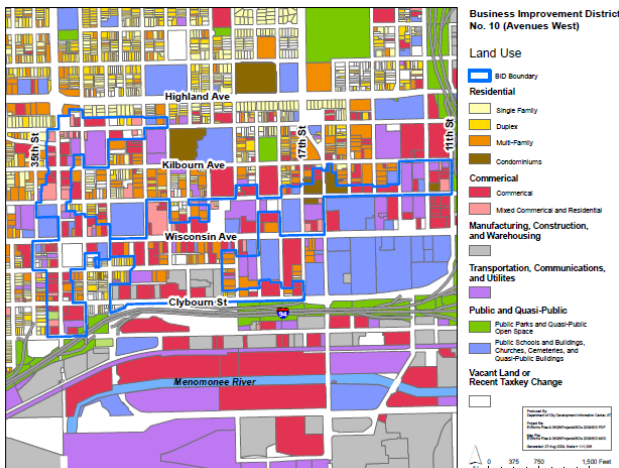
- Establish Technical Review Team based on project requirements



(ex. Real Estate, Planning, Brownfield Team, MEDC, DPW, etc.)

- Invite participation from neighborhood stakeholders

(ex. BID's, Community Groups)



Review Process

- Distribute proposals and review form to team members for initial evaluation
- Individuals complete review form to match RFP criteria

East Side Library RFP
Updated 11/3/11

Design Review Team Summary

Element	Stonehouse	Gorman	H9/Wired
Consistency with RFP library criteria	Yes	Yes	Yes
Consistency with Northeast Side plan	Yes	Yes	Yes
Consistency with East Side AHB draft guidelines	Generally conform	Generally conform	Generally conform
Zoning (B2)	xx units proposed/112 units permitted Min building height met, max building height may be slightly exceeded	xx units proposed/112 units permitted Additional story added. Min building height met, max building height may be slightly exceeded	xx units proposed/112 units permitted Min building height met, max building height may be slightly exceeded
Parking/Access	Underground w/ access from Cramer. Public and private parking now separated.	Underground w/ access from Cramer. Public and private parking now separated.	Public and private parking remain separated. Public parking is surface parking located to the rear of the site.
Massing	Strong presence at North and Cramer, but backs off to the east. (encouraged)	Previous design concerns addressed. This iteration of the design has stronger presence at North and Cramer. Smaller setback at Thomas townhomes now.	Previous design concern addressed. Strong corner presence with building at corner property line. Second story outdoor garden pergola added at North and Cramer. Retail space added along North Ave. Entrance to library along Cramer.
North Ave	Storefront window system is included at library along North and Cramer (previous rendering was not clear)	Large storefront window system (encouraged along commercial corridors)	Large storefront window system (encouraged along commercial corridors)
Housing	Mixes townhouses with separate entries and flats	Mixes townhouses with separate entries and flats	Flats with single entry, balconies provided
Apartment Entry	Appears to have single entrance near Thomas. Separate townhouse entries	Unknown apartment entry; separate townhouse entries	Clear entry/lobby on Cramer

PROJECT SUMMARY	Impact 7 / NAJA	Moures /Bilshire	Gorman
Proposed Use			
• Primary Use-Building			
• Secondary Use-New Construction			
• Overall Density			
Community			
• Community Benefits			
• Neighborhood Connection			
Building/Site Issues			
• Building Renovation			
• Building Construction			
• Site Plan			
• Inclusion of Sustainable Elements			
• Addition of Green Space			
Financial Considerations			
• Offering price			
• Tax Base Impact			
• Budget – soundness			
• Budget – completeness of estimate			
• Financial Strategy/Reasonableness			
• Ability to sell Tax Credits			
• Ability/Strategy to fill gap			
Developer Items			
• Developer Experience –tax credits			
• Developer Experience – rehab			
• Financial capacity			
• EBE Participation			
• MPS Workforce Goals			
Project Schedule to Occupancy			
• Timeliness			
Total Score			
Comments:			

Reviewer: _____

Date: _____

Review Process

- Review panel meets to discuss proposals, technical reviews and individual/consolidated review forms

REVIEW SHEET: EAST LIBRARY RFP			
PROJECT SUMMARY	1- Stone House	2 - Gorman	3 - HSI
Meets MFL Minimum Requirements Y / N	Y / N 16,000 SF Corner Entrance	Y / N 16,000 SF North Avenue entrance	Y / N 16,000 SF Corner & Parking lot entrances
Overall Building Size	127,000 SF 4 Stories	123,000 SF 4 Stories	119,800 SF 4 Stories
Secondary Use or Uses	81 apartments 10 townhouses 34 / 1 BR flats 37 / 2 BR flats Mixed income	65 Apartments Mixed income Part townhouse Part flats	71 Apartments Young Prof/Families 37 / 1 BR Flats 37 / 2 BR Flats 12 / 2 BR
Parking	44 Library 81 Private 123 total All underground	42 Library 65 Private 107 total All underground	40 Library part surface 84 Private 124 total
Sustainable Elements Green Space	Solar panels, day- lighting, recycled materials, etc / Public green space on Cramer	Conform to Green Communital/ Public green space on Thomas	Will work on options / Roof terrace
BRE (25% Good)	19%	20%	20%
Prevailing Wage Estimate	74%	3.8%	19%
Temporary Library	To be determined	Modular/On Site	Multiple options to be evaluated
Total Project Cost	\$ 11,400,000	\$14,317,144	\$8,980,000
REVIEW FACTORS	Weight	Evaluate on scale of 1(low) to 10 (high)	
Library Use			
Stable, long-term partner			
Library Viability			
Secondary Use			
Complements Library			
Complements residential areas			
Contributes to business community			
Building/Life Issues			
Inspirational/Signature Design			
Conforms to BID Design Guidelines			
Quality Materials			
Meets Parking Needs			
• MFL minimum/40 underground			
• Secondary parking			
Includes Open Space			
Sustainable Design			
Financial Considerations			
Cost neutral to library			
Financially feasible			

Review Sheet: East Library RFP		Summary - Weighted Scores		1- Stone House		2 - Gorman		3 - HSI	
Project Summary									
Meets MFL Minimum Requirements Y / N		Y / N		Y / N		Y / N		Y / N	
		16,000 SF		16,000 SF		16,000 SF		16,000 SF	
		Corner Entrance		North Avenue entrance		Cramer & Parking lot entrances			
Overall Building Size		127,000 SF		123,000 SF		119,800 SF			
		4 Stories		4 Stories		4 Stories			
Secondary uses		81 apartments		65 apartments		71 apartments			
Target Market		Family housing		Young Prof/Families		Young Prof/Families some couples			
Unit Mix		10 TH / 8R		3 TH / 2BR		37 / 1 BR Flats		37 / 1 BR Flats	
		34 / 1 BR Flats		47 / 1 BR Flats		32 / 2 BR Flats			
		37 / 2 BR Flats		31 / 2 BR Flats					
Affordable/Market mix		80% AFF / 15% Mix		80% AFF / 15% Mix		100% Market			
100% Market feasibility				No					
Changes for 80% Market		Not possible		N/A		Possible gap?			
Parking		44 Library		42 Library		40 Library			
		81 Private		65 Private		84 Private			
		125 total		107 total		124 Total			
		All underground		All underground		Part Surface			
Sustainable Elements		Solar panels, day-lighting, recycled materials, etc.		Conform to Green Communities		Will work on options			
		Public green space on Cramer		Public green space on Thomas		Roof Terrace			
Green Space									
BRE (25% Goal)		19%		25%		25%			
Temporary Library		To be determined		Modular/On Site		Multiple options to be evaluated			
Library shell cost		\$80-\$85		\$61.18		\$80-\$90 (or \$57-\$81)			
Parking Cost		Need time to get costs		\$37.10		Didn't break out; \$925,000 (\$57.40/SF) for both			
Total Project Cost				\$11,400,000		\$14,317,144		\$8,980,000	
REVIEW FACTORS		Weight							
Library Use									
Stable, long-term partner		15.00%		4.65		4.50		4.35	
Library Viability		15.00%		4.20		4.50		4.80	
Secondary Use									
Complements Library		5.00%		4.20		3.60		4.05	
Complements residential areas		5.00%		3.90		3.30		4.20	
Contributes to business community		5.00%		3.90		3.30		4.20	
Building/Life Issues									
Inspirational/signature design		15.00%		2.85		2.70		3.30	
Conforms to BID Design Guidelines		10.00%		2.70		2.55		2.70	
Quality Materials		10.00%		1.95		1.95		2.55	
Financial Considerations									
Cost neutral to library		5.00%		0.00		0.00		0.00	
Financially Feasible		5.00%		0.00		0.00		0.00	
Budget - soundness		5.00%		2.55		2.40		2.70	
Ability to obtain financing		5.00%		2.25		2.25		2.70	
Impact to Tax Base		5.00%		3.45		3.30		3.60	
Developer/Team									
Developer/Team Experience		5.00%		0.00		0.00		0.00	
With Library Development		5.00%		3.90		4.35		4.35	
With Secondary Use		5.00%		4.20		4.95		3.75	
Capacity (financial & staff)		5.00%		4.15		4.65		4.35	
BRE Participation		2.00%		1.50		1.95		1.95	
Project Schedule									
Total Score		100.00%		58.20		56.40		60.75	

Review Process

The review team recommends one of the following actions:

- A project is recommended based on consolidated review form
- Finalists are identified and invited to an interview (information may be requested for clarification purposes only)
- All proposals are rejected and the process is held for future action

Approval Process

The Project Manager starts the approval process by:

- Submitting selected proposal to RACM and Commissioner
- Briefing alderman on proposals received, process and recommendations
- Notifying all RFP respondents of the decision (typically within 30-days of due date)
- Coordinating a developer presentation to neighborhood stakeholders

Approval Process

The Project Manager finalizes the approval process by:

- Preparing a Land Disposition Report
- Presenting the proposal to appropriate legislative bodies including RACM and Common Council
- Upon legislative approval, entering into an option or sales agreement including performance benchmarks
- Maintaining communication with developer to ensure timelines for plan preparation and financing are met